

Report of the Head of Planning, Sport and Green Spaces

Address RUISLIP LIDO RESERVOIR ROAD RUISLIP

Development: Proposed change of use of existing public convenience to kiosk (Use Class A1 with ancillary storage and alterations to north east and south west elevations.

LBH Ref Nos: 1117/APP/2016/2759

Drawing Nos: 2016D181/P/01 (Site Location Plan)
2016D181/P/02 (Existing Site Plan)
2016D181/P/03 (Existing Elevations in Context)
2016D181/P/04 (Proposed Elevations in Context)
2016D181/P/05 (Floor Plan & Roof Plan)
2016D181/P/06 (Floor Plan & Roof Plan)
2016D181/P/07 (Section A-A)

Date Plans Received: 15/07/2016 **Date(s) of Amendment(s):**

Date Application Valid: 15/07/2016

1. SUMMARY

This application seeks full planning permission for the change of use of existing disused public conveniences and a store at Ruislip Lido to a kiosk with associated storage for A1 use. The applicant has verbally suggested that the kiosk might be used for the selling of ice creams and snacks.

The proposal would provide an ancillary facility to the predominant use of the Lido area for public recreation and is considered to comply with relevant policies which allow minor alterations to buildings located within the Green Belt. Accordingly, no objections are raised to the principle of the development in this location.

The proposed alterations to the building are considered to be visually acceptable and it is not considered that the proposal would have any significant detrimental impact on residential amenity. The development is considered to comply with relevant local, London Plan and national planning policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2016D181/P/01, 2016D181/P/02, 2016D181/P/03, 2016D181/P/04, 2016D181/P/05, 2016D181/P/06 & 2016D181/P/07, and

shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

5 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall be used only for purposes within Use Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

To enable the Council to fully assess the impact on an alternative use on residential amenity, particularly with regard to potential noise, disturbance and odour, in accordance with policies BE19 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8

(right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2016) and national guidance.

OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.16	(2016) Green Belt
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

6 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

Ruislip Lido comprises a large man-made reservoir surrounded by semi-natural woodland, scrub and grassland habitat. It is managed as a recreational and educational facility for the community, with visitor attractions including a miniature (narrow gauge) railway, a cafe, a pub and a visitor's centre, plus associated WC facilities. It is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), which it directly borders to the east, north and west.

The application site itself comprises an existing single-storey traditional brick built building with tiled pitched roof, which formally accommodated public conveniences, and a linked flat-roofed storage building, located towards the south western side of Ruislip Lido. It is immediately surrounded by footpaths associated with the lido. A boathouse lies beyond to the south east, a Council owned maintenance compound to the south west, residential properties to the west, Reservoir Road to the north and the lake to the east.

The site falls within the Green Belt as designated in the Hillingdon Local Plan, as does the entire Ruislip Lido recreational area.

3.2 Proposed Scheme

This application seeks full planning permission for the change of use of the existing disused WC block and linked store to a kiosk falling within class A1 of the Use Classes Order.

The existing WC block would be refurbished to provide an approximately 14m² kiosk and the existing, approximately 18m² store, would be used for ancillary storage.

Externally, the following alterations are proposed:

1. Replacement of existing flat roof to store with felt roof
2. Replacement of existing steel garage door to store with new roller shutter door

3. Bricking up of windows in the WC block
4. Installation of serving hatch with roller shutters to front (north east) elevation of WC block

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history directly relevant to the current proposal, although it is noted that planning permission (ref: 1117/APP/2015/2787) was granted for the demolition and replacement of the adjoining boathouse on 15/09/15.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- LPP 7.16 (2016) Green Belt
- LPP 7.4 (2016) Local character
- NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 16th August 2016

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 15 local owner/occupiers and the Ruislip Residents' Association. A site notice was also posted. No responses have been received.

METROPOLITAN POLICE

I have met with the Architect regarding this development and have discussed the scheme. I have

requested that security rated shutters be fitted to the two new openings. I await further details regarding this, but in any event, due to where this site is located, I would request that this be part of a Secure By Design planning condition imposed to ensure that the shutters can withstand attack.

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls within the Green Belt as designated in the Hillingdon Local Plan. No extensions or new floorspace is proposed. However, minor alterations would be made to the external facades of the buildings.

Local Plan policy OL4 allows minor extensions or alterations to buildings in the Green Belt. Policy OL5 confirms that development will only be permitted if it does not injure the visual amenities of the Green Belt.

Paragraph 89 of the NPPF confirms that the extension or alteration of a building in the Green Belt can be considered acceptable provided that it does not result in disproportionate additions over and above the size of the original building.

The proposed alterations are considered to be minor and of limited visual impact. Accordingly, the development is considered to comply with these policy objectives which seek to preserve the openness and visual amenity of the Green Belt. The site has no other specific designations which would preclude development. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable. The site does not fall within a Conservation Area, Area of Special Local Character or Archaeological Priority Area and there are no listed buildings within the vicinity of the application site.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

This issue has been largely addressed in part 7.01 of the report. The proposed external alterations to the buildings are considered to be minor. They would be in keeping with the character and appearance of the existing and nearby buildings and their overall visual impact in this location is considered to be limited. Accordingly, it is not considered that the development would have any significant detrimental impact on the visual amenities of the Green Belt.

7.07 Impact on the character & appearance of the area

The building is clearly visible from Reservoir Road. Nevertheless, it is seen in context with the larger boat house building to its rear (south east) and residential properties to the west. Given this, in addition to the relatively minor nature of the proposed alterations and its set back approximately 18m from the road, it is not considered that it would have any significant detriment impact on the visual amenities of the street scene. The development is therefore considered to comply with the objectives of Local Plan policies BE13 and BE15, which seek to safeguard general visual amenity.

7.08 Impact on neighbours

The nearest residential properties to the proposed development are located approximately 7m away to the north west. However, given dense boundary screening and the minor nature of the proposed works, it is not considered that the proposal would have any significant detrimental impact on residential amenity. The development is therefore considered to comply with Local Plan policy BE19, which seeks to safeguard residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not applicable. The proposed kiosk would be ancillary to the predominant use of the area for recreation. Accordingly, it is considered that it would attract additional traffic to the site over and above that which would be using the site in any case. It is therefore considered that it would have a negligible impact on the local highway network, particularly given its small size.

7.11 Urban design, access and security

- Urban Design

This has been addressed in part 7.07 of the report.

- Access

No alterations are proposed to the existing access arrangements to/from the site.

- Security

The Metropolitan Police have raised no objections to the application subject to the imposition of a Secure by Design condition should approval be granted. Accordingly, the development is not considered to give rise to any issues of security.

7.12 Disabled access

No alterations are proposed to the access arrangements to the building.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, Landscaping and Ecology

Not applicable. The proposal does not involve any works which would impact on landscaping or ecology.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this type of development.

7.17 Flooding or Drainage Issues

Not applicable to this type of development.

7.18 Noise or Air Quality Issues

It is not considered that the development would give rise to any impact on air quality or significant increase in noise over and above the existing use of the lido area.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

Not applicable to this type of development.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in

particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The proposed development is considered to comply with current planning policies which allow minor alterations to be carried out to existing buildings located within the Green Belt. It is not considered that it would have any significant detrimental impact on the visual amenities of the surrounding area or on residential amenity. Furthermore, it is not considered that it would give rise to any increase in traffic to/from the site or associated parking demand.

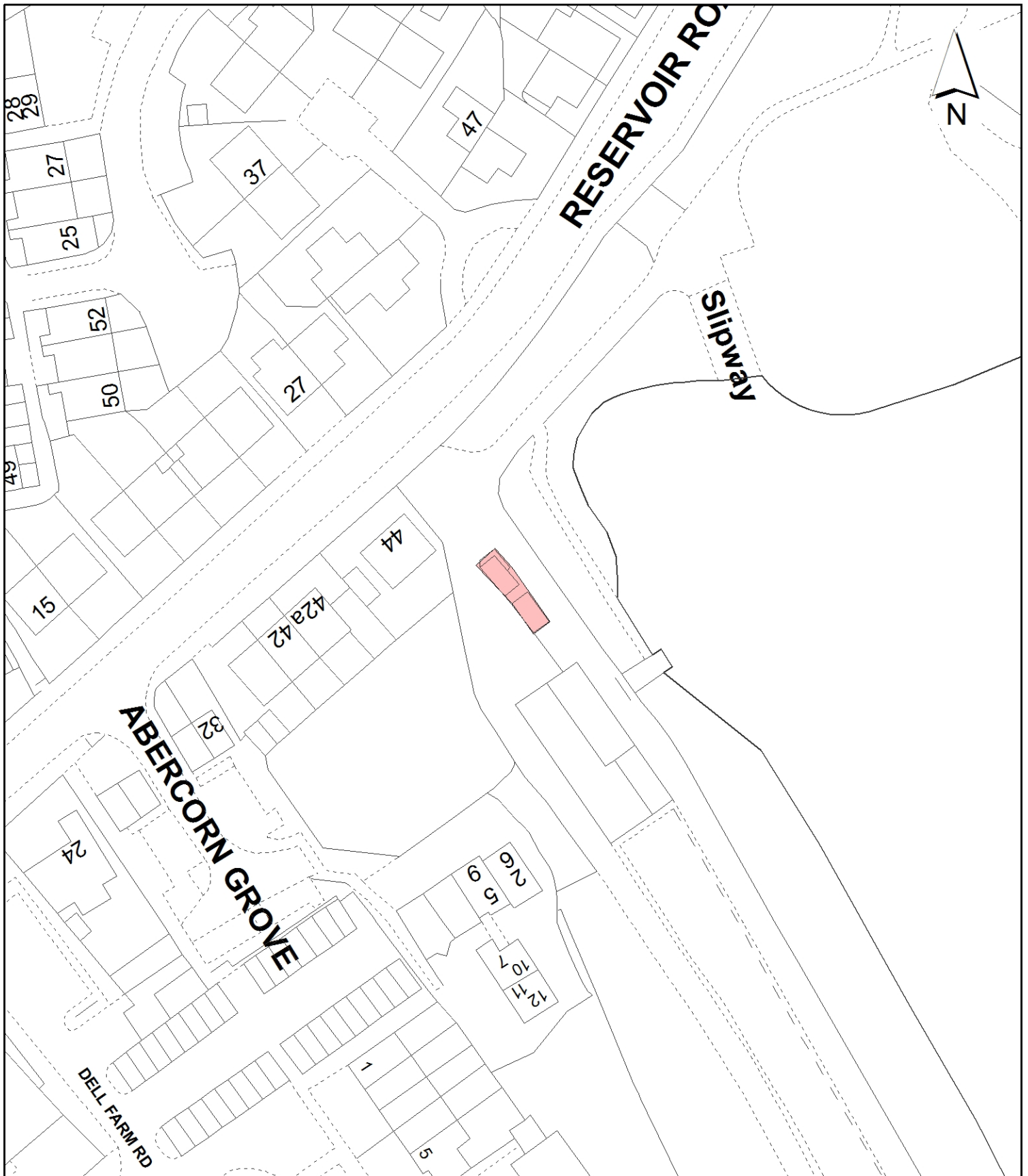
The development is considered to comply with relevant local, London Plan and national planning policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework

Contact Officer: Johanna Hart

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Notes:

 Site boundary

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Site Address:

**Ruislip Lido
 Reservoir Road
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

1117/APP/2016/2759

Scale:

1:800

Planning Committee:

Major

Date:

August 2016



HILLINGDON
 LONDON